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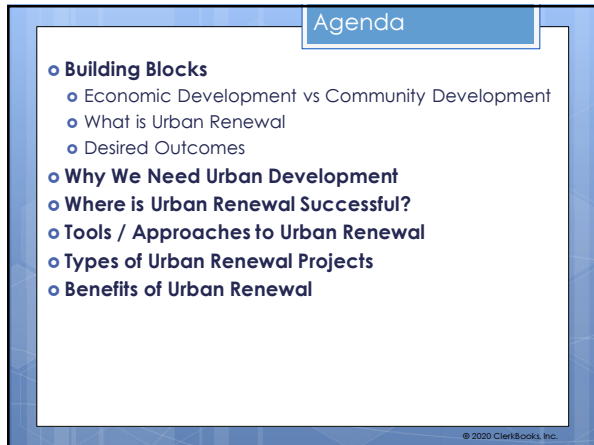
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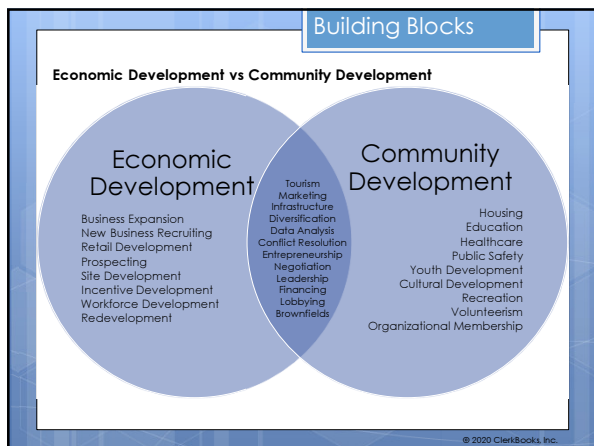
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**Building Blocks**

- o **What is Urban Renewal?**
  - o Local policies and strategies designed to deal with urban decline, decay or transformation
  - o Rebirth or regeneration of a community which has been plagued by the ills of urbanization
  - o Initially referred to slum clearance and housing but has evolved into a multidimensional concept
- o **Desired Outcomes**
  - o Lasting improvement in the economic, physical, social and environmental conditions of an area
  - o Rearranging land use, function and ownership features of a socially, economically or structurally decayed part of a community
  - o Focuses on improving slum zones or brownfields for the purpose of obtaining a desired, well organized neighborhood

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**Why**

- o **Increase effective functioning of a community**
- o **Recover from a natural or man-made calamity**
- o **Obsolescence of land uses**
  - o Shifting of industries
- o **Market driven change of land use**
  - o Shifting from commercial to residential, or vice versa
- o **To conserve historic monuments / buildings / environment**
- o **Lack of modern facilities**

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**Where**

- o **Dilapidating, ageing parts of the community**
  - o Becoming a health / safety hazard
  - o Not providing enough tax revenue
  - o Lowers surrounding property values
- o **Old areas of the community needing updated infrastructure**
  - o Water/Sewer
  - o Fiber optics – internet
  - o Roads, bridges, sidewalks
  - o Street lighting
  - o Inadequate housing
- o **Emphasis is on those parts of the community which have fallen below current standards of public acceptability**

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**Tools / Approaches**

- **Slum Clearance:** demolition of dilapidated dwellings located in a slum
- **Redevelopment:** demolition of an existing building and its replacement by a new building
- **Rehabilitation:** repair and improvement of existing structurally sound property
- **Housing Improvement:** improvements of dwellings by provision of essential basic amenities
- **Conservation:** to retain intact or unchanged
- **Environmental Improvements:** main emphasis is to improve environmental conditions
- **Economic Renewal:** improvement of economic conditions of dwellers

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**Types of Projects**

- **Development projects**
  - Housing developments
  - Industrial developments
  - Retail developments
- **Housing loans and grants**
  - Roofs, siding, windows, insulation, furnaces, etc
  - LMI portion of TIF
- **Streetscape improvements**
- **Transportation enhancement**
- **Historic preservation projects**
- **Parks and open spaces**

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**Benefits**

- **Increases standard of living**
- **Attracts increased investments**
  - New residents
  - New businesses
  - New visitors
- **Cuts cost of maintenance**
  - Better roads
  - Better lighting
  - Better water/sewer
- **Increases revenue**
  - Increases property values
  - Increases utility revenue

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